

14421749 B: 11592 P: 6642 Total Pages: 2
08/12/2025 03:59 PM By: dsalazar Fees: \$40.00
Rashelle Hobbs, Recorder, Salt Lake County, Utah
Return To: SCALLEY READING BATES HANSEN & RASMUSSEN, P.C.
15 W SOUTH TEMPLE, STE 600 SALT LAKE CITY, UT 84101

Electronically Recorded For:
SCALLEY READING BATES
HANSEN & RASMUSSEN, P.C.
Attn: Marlon L. Bates
15 West South Temple, Ste 600
Salt Lake City, Utah 84101
Trustee No. 67152-183F
Parcel No. 21-18-126-024

SUBSTITUTION OF TRUSTEE

Scalley Reading Bates Hansen & Rasmussen, P.C., 15 West South Temple, Ste 600, Salt Lake City, Utah 84101, is hereby appointed successor trustee under the Deed of Trust to Secure Home Equity Line of Credit Agreement executed by Daniel Crouch, as trustor(s), in which Mountain America Federal Credit Union is named as beneficiary, and Mountain America Federal Credit Union is appointed trustee, and filed for record on July 18, 2022, and recorded as Entry No. 13986726, in Book 11357, at Page 3923, Records of Salt Lake County, Utah.

SEE ATTACHED EXHIBIT "A"

The beneficiary hereby ratifies and confirms all actions taken on the beneficiary's behalf by the new trustee prior to the recording of the Substitution of Trustee.

DATED this 7th day of August, 2025.

Mountain America Federal Credit Union


By: Alan Jorgensen
Its: Servicing and Reporting Manager

STATE OF Utah)
COUNTY OF Salt Lake) ss

The foregoing instrument was acknowledged before me this 7 day of August, 2025, by Alan Jorgensen, the Servicing and Reporting Manager of Mountain America Federal Credit Union.


NOTARY PUBLIC

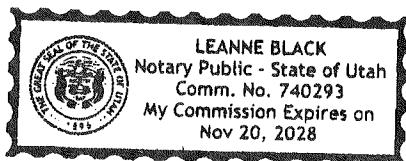


EXHIBIT "A"

LOT 304, BLOCK 62-A, HOFFMAN HEIGHTS NO. 9 SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SALT LAKE COUNTY RECORDER'S OFFICE.

LESS AND EXCEPTING THAT PORTION DEEDED FROM SUSAN FRAZIER TO THE UTAH DEPARTMENT OF TRANSPORTATION, RECORDED OCTOBER 28, 2011 AS ENTRY NO. 11269491 IN BOOK 9961 AT PAGE 9233, OFFICIAL SALT LAKE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF AN ENTIRE TRACT IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH POINT IS 3,295.60 FEET NORTH 89°59'04" WEST ALONG THE NORTHERLY SECTION LINE OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, AND 55.62 FEET SOUTH 00°05'30" WEST FROM THE NORTHEAST CORNER OF SECTION 18, TOWNSHIP 2 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, SAID CORNER IS ALSO APPROXIMATELY 54.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE CONTROL LINE OF SAID PROJECT OPPOSITE ENGINEER STATION 532+00.79; AND RUNNING THENCE NORTH 00°05'30" EAST 1.26 FEET ALONG THE WESTERLY LOT LINE OF SAID LOT 304 TO A LINE PARALLEL WITH AND 56.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE; THENCE SOUTH 89°54'09" EAST 25.21 FEET ALONG SAID PARALLEL LINE TO A POINT OPPOSITE ENGINEER STATION 532+26.00; THENCE SOUTH 82°43'47" EAST 10.08 FEET TO A POINT IN THE NORTHERLY RIGHT OF WAY LINE OF THE EXISTING HIGHWAY STATE ROUTE 173 WHICH POINT IS 54.74 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID CONTROL LINE OPPOSITE ENGINEER STATION 532+36.00; THENCE NORTH 89°54'30" WEST 35.21 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE POINT OF BEGINNING AS SHOWN ON THE OFFICIAL MAP OF SAID PROJECT ON FILE IN THE OFFICE OF THE UTAH DEPARTMENT OF TRANSPORTATION.